

## **PLANNING BOARD**

DRAFT – Minutes of June 1, 2011

Attendees: Arnie Rosenblatt, Chairman, Gordon Leedy, Mike Dell Orfano, Richard Hart, Sally Wilkins, Marilyn Peterman, Cliff Harris, and Charlie Tiedemann – Planning Director

Chairman Rosenblatt called the meeting to order at 7:38 pm.

### **Scenic Road Public Hearing for Dodge Road, Green Road, Lyndeborough Road, Pond Parish Road, and Spring Road:** *Tree removal from Scenic Roads for PSNH*

*Gordon moved to open the public hearing, Mike seconded. All in favor.*

John St.Pierre, the technical assistant from the Zoning Office and representing the Amherst Public Works Department, described the roads involved and noted that they were working with PSNH to remove the trees listed that were dead, diseased, or in danger of hitting the electric wires.

Arnie asked the Board if they had any questions.

Brian Salas, the Arborist from PSNH, introduced himself.

Sally noted that the trees should be removed if they are as described.

Brian noted that this work started in January of this year and I started in April. There is a lot of trimming to do as well as tree removal.

Mike noted that on upper Mack Hill Road there was cutting happening. Was the removal of trees and cutting approved by the Planning Board? This will make the area safer for the owners along the roadway.

Sally asked if all these trees are for the Amherst Highway Department or the PSNH?

Brian answered that the list may have some on it from the Town.

Mike noted that the two interfaced for this project.

Arnie asked if any abutters were here to speak on this. There were none.

*Gordon moved to close the public hearing, and Mike seconded. All in favor.*

*Gordon moved to approve the application, and Marilyn seconded.*

Sally said she has a problem with this. It is more of the Mack Hill Road decision without any Planning Board input – there should be a discussion with the Amherst Highway Department's Director to make decisions on how the roads will be constructed – not just a rubber stamp by the Planning Board.

Arnie said he is confused with what is being asked – are the trees to be removed per the PSNH's request?

John St.Pierre said PSNH listed trees per their location adjacent to the electric wires.

Sally commented that is not what you said earlier.

John responded that you missed what I said at the first part of meeting because you were late.

Arnie noted that this is what is happening at this hearing.

Marilyn said these trees are to go because of the problems explained earlier.

Cliff noted that there is a mess on Spring Road. Brian responded that we clean that up.

*All in favor with Marilyn abstaining.*

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 48 Arnie asked what is happening on upper Mack Hill Road with the cutting.  
 49 Charlie noted that they are allowed to cut and remove trees that do not qualify under the RSA.  
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 51 Brian noted that he has an application that has only trimming on it and could the Board approve that now?  
 52 Gordon replied that we cannot act on anything without an application.  
 53 Mike said he was unclear on how to proceed.  
 54 Gordon said it is a matter of wording. Charlie read the actual wording from the RSA.  
 55 Brian said usually they have a list of trees, but this time it is for trimming a large area only.  
 56 Sally said you want a hearing on trimming only.  
 57 Gordon said to amend your application to include trimming only.  
 58 Sally suggested without tax maps – only photos.  
 59 Rich read RSA 231:158 II.  
 60 Arnie noted there appears to be miscommunication between PSNH and the Zoning Office.  
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 62 *Gordon moved to instruct the applicant to apply to trim trees and provide photos with addresses and to*  
 63 *have the Planning Director to accept that, and the trees are not to be marked, seconded by Mike. All in*  
 64 *favor.*  
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 66 Andy Ouellette questioned the word trim – after all you can trim a tree from the top to the stump.  
 67 Arnie stated that an applicant needs approval to do trimming.  
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 70 **Lot 8-57 NH Route 101:** *Discussion of Non-Residential Site Plan for proposed winery – Bragdon / La*  
 71 *Belle*  
 72  
 73 Ray Shea, LLS, from Sandford Surveying and Engineering and representing the applicants, noted that he  
 74 will give a very informal discussion on the process to date. This site is composed of 11 acres of the old  
 75 Bragdon farm where we will construct a winery that will produce wine and will include a tasting room  
 76 with wine sales, a packaging area, a function room, office area, and vineyards. The building will have a  
 77 9,000 sf footprint with parking in front and in the rear using different materials for the parking lots. The  
 78 landscaping will be integrated with the building and site design. The entrance will have a dedicated left  
 79 turn lane for traffic westbound.  
 80 Gordon asked if the proposed driveway is near the existing gate?  
 81 Ray answered yes and continued with presentation noting that the building will have an on-site well and  
 82 septic, and that they are in the review process. He asked for questions from the Board and mentioned that  
 83 here tonight were the owners, their attorney, the architect, and the landscape architect, and the traffic  
 84 consultant, as well as the builders – Fulcrum Associates.  
 85 Rich asked that since the site was adjacent to the Town's sledding hill –would you allow the sledding  
 86 users the use of your parking lots?  
 87 Ray responded that was under discussion now with the owners.  
 88 Rich noted that the access to NH Rte. 101 was an accident waiting to happen.  
 89 Sally noted that the Planning Board's consultant, George Bower, has questions relating to the turning  
 90 lane.  
 91 Ray said that he was not planning any widening of the roadway – only restriping for the turning lane.  
 92 Sally suggested a traffic control officer at peak times.

93 Gordon noted that George's letter has some excellent points and to solve the problem is more than just  
94 eliminating the shoulder with new stripping.  
95 Ray noted that the NHDOT had preliminarily accepted the proposed plan.  
96 Gordon commented that this was a great idea and location and continued that you need parking space  
97 markings – more infiltration for storm water runoff – and he does not like rip-rap for runoff control – the  
98 traffic circulation can be addressed – the water quality and chemical storage must be addressed also.  
99 Ray noted they are working with a wine industry expert on waste water disposal.  
100 Sally said that the storm drainage should be infiltrated in the ground and that roof drainage should be  
101 collected for use. We need scale pictures of the site with the building superimposed on them.  
102 Marilyn wanted to know if there are parking problems with the sledding hill or any other issues?  
103 Rich said only on some Sundays in January.  
104 Gordon said the issue with the Town and parking should be looked into.  
105 Mike agreed with George on the roadway entrance – it is a life safety issue with NH 101- I see problems  
106 with the turning lane – can the roadway be expanded on the north side of the road where the shoulder is  
107 flatter?  
108 Gordon commented that you need a lot of room for turning at the highway.  
109 Mike asked Charlie if the Town was obliged to accept whatever the DOT wanted for a curb cut.  
110 Charlie answered that in his experience the DOT would accept just about anything thrown at them and  
111 that if the Town wanted something different they had to fight for it. As an example, which is somewhat  
112 similar to this application, the first plans for the widening of Walnut Hill Road for the Hing Watt  
113 subdivision on Walnut Hill had to be revised to accommodate what the Town wanted and the State finally  
114 agreed.  
115 Mike asked if the entrance to this site is wide enough?  
116 Marilyn noted that we should compare the work done on the highway for the K-9 site plan with this  
117 application.  
118 Ray then gave the Board some background information on that site in that they had done all the  
119 engineering for that site plan too.  
120 Mike asked if you will be able to see the cupola on the building in Bedford while driving west.  
121 Arnie completed the discussion by hoping this helps for your project.  
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124 **Amherst Heritage Commission:** Discussion of proposed subcommittee for demolition ordinance review  
125 per Heritage Commission request  
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127 Heritage Commission Chairman Will Ludt and member Andy Ouellette addressed the Board on the  
128 question of a Demolition Delay Ordinance.  
129 Arnie noted that the Demolition Delay Ordinance was proposed a while back and this discussion with the  
130 Planning Board may consider some form of ordinance or regulation.  
131 Will said we need a subcommittee to form a proper ordinance. Last year the HC did a survey of the  
132 historic structures in Town and found the number to be 450. We need a Demo Delay policy to give a  
133 cooling off period to approach the structure in question owners with options for saving the structure and  
134 we are seeking support from the PB to work out an ordinance. To start we need two people from the PB  
135 and two people from the HC.  
136 Mike noted I did not wish to offend you at our last meeting, but I see no power in the RSA's granted to  
137 the HC to do this.

138 Andy said the Commission needs to do this – what happened six months ago is done – let’s work this out  
139 together now.  
140 Gordon reiterated that the HC is not a regulatory board.  
141 Will countered that 15 towns in NH have this already.  
142 Marilyn asked do we believe in this?  
143 Gordon again noted that the HC cannot do this – it must be the PB or some other board.  
144 Arnie then started a general discussion on the subject.  
145 Mike noted this is outside the PB’s regular purview.  
146 Andy said to look at the goals of the Master Plan.  
147 Sally said we need a zoning ordinance to do this.  
148 Marilyn asked how does this change what we do now?  
149 Will commented you need to have the HC to document the demolitions.  
150 Marilyn questioned how does the delay work out with the property owners?  
151 Will mentioned that Charlie sends out all the Demolition Permits to the HC now for their use. That’s how  
152 we learned about the Martin barn and house demolition – we spoke with the new owners but to no avail.  
153 Arnie asked the question – does the PB think it makes sense to speak with the landowner to do something  
154 other than demolition?  
155 Rich said the issue is communication between the landowner and the HC to find out how the structure is  
156 historical.  
157 Cliff commented that there are 450 structures and we need a gold plate for each building.  
158 The Board then held a general discussion on the subject  
159 Arnie commented that maybe we should do something – old structures should be preserved with  
160 something that allows some type of notification.  
161 Sally will volunteer for the subcommittee, Arnie also.  
162 Arnie said we want to get simple language to review historic structures.  
163 Will said the HC members will be Andy Ouellette and Bill Veillette.  
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165 The Board decided that there next meeting would be on June 22, 2011, to discuss Affordable and  
166 Workforce Housing.  
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168 *Mike moved to adjourn at 9:10 pm, Gordon seconded. All in favor.*  
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